182.0	0002	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	899,000	/	899,000
USE VALUE:	899,000	/	899,000
ASSESSED:	899,000	/	899,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DHANESHWAR ABHA
Owner 2:	GURURAJAN ARVIND
Owner 3:	
Street 1:	5 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARK YUNG H -
Owner 2:	KIM LENNIE -
Street 1:	5 MAYFLOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2268 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6790.000	462,400		436,600	899,000
Total Card	0.156	462,400		436,600	899,000
Total Parcel	0.156	462,400		436,600	899,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.38 | /Parcel: 396.38

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122986
GIS Ref	
GIS Ref	
Insp Date	01/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,400	0	6,790.	436,600	899,000		Year end	12/23/2021
2021	101	FV	448,500	0	6,790.	436,600	885,100		Year End Roll	12/10/2020
2020	101	FV	448,500	0	6,790.	436,600	885,100	885,100	Year End Roll	12/18/2019
2019	101	FV	332,500	0	6,790.	436,600	769,100	769,100	Year End Roll	1/3/2019
2018	101	FV	373,400	0	6,790.	368,000	741,400	741,400	Year End Roll	12/20/2017
2017	101	FV	373,400	0	6,790.	336,800	710,200	710,200	Year End Roll	1/3/2017
2016	101	FV	373,400	0	6,790.	286,900	660,300	660,300	Year End	1/4/2016
2015	101	FV	360,000	0	6,790.	249,500	609,500	609,500	Year End Roll	12/11/2014

!14228!

PRINT

Date	Time
12/30/21	18:35:46

LAST REV

Date	Time
11/10/21	11:04:28
mmcmakin	
14228	

USER DEFINED

Prior Id # 1:	122986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARK YUNG H,	79017-529	1	10/28/2021		1,150,000	No	No		
SULLIVAN MICHAE	51462-546		7/21/2008		452,000	No	No		
KINGSCOTE IAN M	47344-398		4/27/2006		479,000	No	No		
LUTZ DAVID S &	34936-461		3/1/2002		367,000	No	No		
QUINN JOSEPH/ET	26258-51		4/26/1996		229,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2017	290	Solar Pa	4,973	C				
5/1/2013	627	Addition	150,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
1/18/2018	Meas/Inspect	DGM	D Mann
4/10/2014	Measured	PC	PHIL C
7/11/2013	Measured	JBS	JOHN S
6/5/2013	Info Fm Prmt	EMK	Ellen K
10/15/2008	Measured	197	PATRIOT
11/2/2006	MLS	HC	Helen Chinal
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6790		Sq. Ft.	Site		0	70.	0.92	7									436,592						436,600	

Total AC/HA:	0.15588	Total SF/SM:	6790	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,592	Spl Credit		Total:	436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17083335
Const Adj.:	0.99989998
Adj $ / SQ:	152.193
Other Features:	95546
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518347
Depreciation:	55981
Depreciated Total:	462365

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

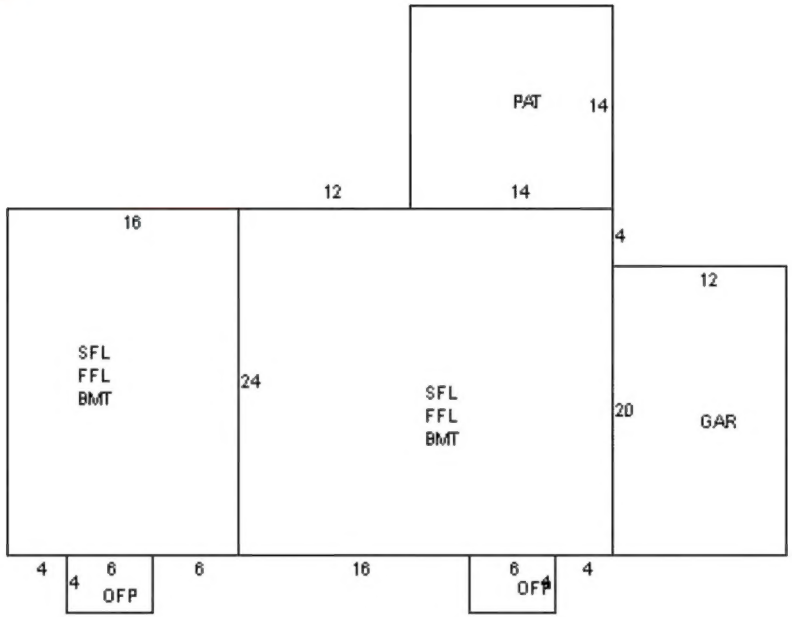
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.41
Special Features:	0	Val/Su Net:	131.81
Final Total:	462400	Val/Su SzAd	229.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	59.360	59,830
FFL	First Floor	1,008	152.190	153,411
SFL	Second Floor	1,008	152.190	153,411
GAR	Garage	240	25.410	6,099
PAT	Patio	196	4.160	816
OFP	Open Porch	48	44.000	2,112
	Net Sketched Area:	3,508	Total:	375,679
Size Ad	2016	Gross Area	3508	FinArea 2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2006	0.00	T	10.4	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

182.0-0002-0007.A

IMAGE

AssessPro Patriot Properties, Inc